

BOARD OF SUPERVISORS  
COUNTY OF YORK  
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Board of Supervisors held in York Hall, Yorktown, Virginia, on the \_\_\_\_ day of \_\_\_\_, 2005:

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Present

Vote

James S. Burgett, Chairman  
Walter C. Zaremba, Vice Chairman  
Sheila S. Noll  
Kenneth L. Bowman  
Thomas G. Shepperd, Jr.

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On motion of \_\_\_\_\_, which carried \_\_\_\_, the following resolution was adopted:

A RESOLUTION TO APPROVE AN AMENDMENT TO SPECIAL USE PERMIT NO. UP-417-91 TO AUTHORIZE THE ADDITION OF STADIUM-TYPE LIGHTING FIXTURES AND USE OF EXISTING BASEBALL FACILITIES AFTER DUSK ON PROPERTY LOCATED AT 110 COOK ROAD

WHEREAS, the York County Little League has submitted Application No. UP-656-05, which requests to amend the conditions of Special Use Permit No. UP-417-91, pursuant to Section 24.1-115(d)(3) of the York County Zoning Ordinance, granted for installation of a second baseball field at 110 Cook Road (Route 704) and further identified as Assessor's Parcel No. 24-40D, to permit the installation of stadium-type lighting facilities and use of the existing baseball facility after dusk; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission recommends approval of this application; and

WHEREAS, the York County Board of Supervisors has conducted a duly advertised public hearing on this application; and

WHEREAS, the Board has carefully considered the public comments and Planning Commission recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the \_\_\_\_ day of \_\_\_\_, 2005, that Application No. UP-656-05 be, and it hereby is, approved to authorize an amendment of Special Use Permit No. UP-417-91 to permit installation of stadium-type lighting and use of the existing Little League baseball facility after dusk on property located at 110 Cook Road (Route 704) and further identified as Assessor's Parcel No. 24-40D (GPIN No. Q09d-2927-2469); subject to the following conditions:

1. This approval shall authorize amendment of Special Use Permit No. UP-417-91 to permit installation of stadium-type lighting and use of the existing Little League baseball facility after dusk on property located at 110 Cook Road (Route 704) and further identified as Assessor's Parcel No. 24-40D.
2. A site plan, prepared in accordance with the provisions of Article V of the York County Zoning Ordinance, except as modified herein or as may be necessary to comply with site plan review requirements, shall be submitted to and approved by the County prior to the installation of any lighting facilities or site disturbance.
3. No facilities installed subsequent to the date of this resolution, with the exception of light posts, shall be located within twenty (20) feet of any side property line nor within twenty-five (25) feet of the rear property line. Parking facilities, including access aisles, shall not be located within 25 feet of any property line.
4. To afford screening for abutting residential uses, eight-foot high opaque fencing of a type and materials meeting the approval of the Zoning Administrator shall be installed bordering the entire southwest property line exclusive of the access drive area. Fencing shall be supplemented, in areas unencumbered by existing structures, with a row of evergreen trees having a planting size no less than 6 feet in height and spaced no less than 20 feet on center. Evergreen shrubs having a mature height of no less than four feet and spaced no less than 15 feet on center shall be installed parallel to each side of the existing main driveway leading to the ball fields. Side yards shall meet landscape requirements set forth in Section 24.1-242(h) of the Zoning Ordinance, except that all shrub credit requirements shall be met with evergreen plantings. Fencing and landscaping, as required above, shall be installed prior to the approval of the final electrical inspection by the County.
5. Use of the facility and (including lighting) shall be limited to the hours between 8:00 A.M. and 10:00 P.M. and the facility shall be used only for Little League baseball practices or games. Use of the facility for practices or games shall be limited to the months of February through November.
6. Minimum parking requirements shall be 60 spaces per ball field.
7. Portable rest room facilities shall be provided in accordance with County Health Department regulations.

8. The fields and surrounding grounds and parking areas shall be maintained and kept free of trash and debris by the applicant. The applicant shall be responsible for policing the site after each day's use to ensure that trash and debris is placed in proper receptacles. Trash receptacles shall be emptied as frequently as necessary to prevent spillage onto the adjacent grounds. Trash shall be removed from the site on a regular basis by the applicant or through a commercial trash collection service. If a dumpster is placed on the site it shall be enclosed and screened in accordance with Section 24.1-261(a) of the Zoning Ordinance. The Zoning Administrator shall have the authority to require the applicant to increase the frequency of trash removal from the site in the event receptacles or dumpsters are found to be overflowing.
9. When the facility is in use the applicant shall be responsible for monitoring access to and from the site by players and spectators to prevent and/or discourage trespassing on the abutting residential properties. Appropriate measures shall include posting of facility rules and regulations and strategically located barriers or fencing. This condition shall not be interpreted to require the applicant to initially install a complete perimeter fence, but the Zoning Administrator shall have the authority to require such fencing to be installed at some future time in the event that it is determined that other measures are not effectively protecting the abutting residential properties from trespass by facility users.
- 8.10. Stadium-type lighting shall be MUSCO Light Structure Green hooded fixtures or their equivalent. Stadium-type lighting shall be installed in accordance with illumination summaries prepared by Musco Lighting, dated April 4, 2005, and received by the Planning Division on April 5, 2005, and which is made a part of this Resolution by reference. All other lighting fixtures shall use full cut-off luminaires installed at 90 degrees to ground level to prevent off-site glare.
- 9.11. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.